120.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,800 / 613,800
					USE VALUE:	613,800 / 613,800
					ASSESSED:	613,800 / 613,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLENDENNING JOSEPH P
Owner 2:	
Owner 3:	
Street 1:	36 STONE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6870.000	175,500		438,300	613,800
Total Card	0.158	175,500		438,300	613,800
Total Parcel	0.158	175,500		438,300	613,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.21 /Parcel: 439.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 77384

GIS Ref

GIS Ref

Insp Date 10/30/18

!9294!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	175,500	0	6,870.	438,300	613,800		Year end	12/23/2021
2021	101	FV	169,200	0	6,870.	438,300	607,500		Year End Roll	12/10/2020
2020	101	FV	169,200	0	6,870.	438,300	607,500	607,500	Year End Roll	12/18/2019
2019	101	FV	155,100	0	6,870.	444,500	599,600	599,600	Year End Roll	1/3/2019
2018	101	FV	155,100	0	6,870.	331,800	486,900	486,900	Year End Roll	12/20/2017
2017	101	FV	155,100	0	6,870.	300,500	455,600	455,600	Year End Roll	1/3/2017
2016	101	FV	155,100	0	6,870.	288,000	443,100	443,100	Year End	1/4/2016
2015	101	FV	154,300	0	6,870.	244,200	398,500	398,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:49:17

LAST REV

Date	Time
09/03/19	13:31:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14547-49		2/1/1982		85,000	No	No		Y

USER DEFINED

Prior Id # 1:	77384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	849	Re-Roof	6,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Info At Door	BS	Barbara S
12/19/2008	Meas/Inspect	345	PATRIOT
4/7/2000	Inspected	263	PATRIOT
2/15/2000	Measured	268	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6870		Sq. Ft.	Site		0	70.	0.91	5									438,268						438,300	

Total AC/HA:	0.15771	Total SF/SM:	6870	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,268	Spl Credit		Total:	438,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98703003
Adj $ / SQ:	133.249
Other Features:	78050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272524
Depreciation:	97019
Depreciated Total:	175506

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

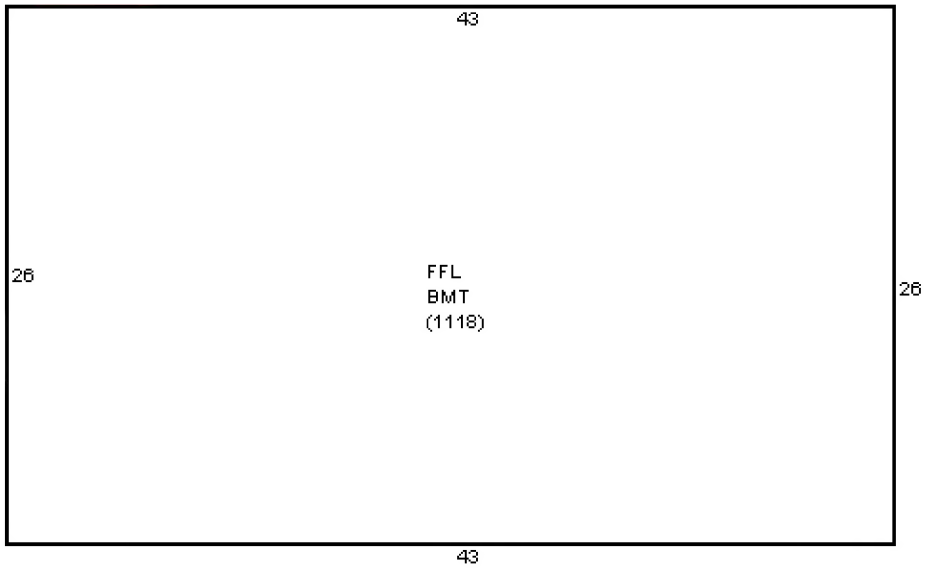
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.25
Special Features:	0	Val/Su Net:	78.49
Final Total:	175500	Val/Su SzAd	156.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	40.700	45,502
FFL	First Floor	1,118	133.250	148,972
Net Sketched Area:		2,236	Total:	194,474
Size Ad	1118	Gross Area	2236	FinArea 1398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	P	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

120.0-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc